



RESIDENTIAL BOARD OF ADJUSTMENT DECISIONS

Wednesday, August 20, 2014

1:30 PM

1000 Throckmorton

City Council Chamber

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit:

<http://fortworthtexas.gov/planninganddevelopment/boards>

BOARD MEMBERS:

Paul Johnston, Vice Chair	<u>P</u>
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Joey Dixon	<u>P</u>
De De Smith	<u>P</u>
Clifford (Carl) Logan, Chair	<u>P</u>
Wade Chappell	<u>P</u>
Steve Epstein	<u>P</u>
Darien George	<u>P</u>

I. 12:30 P.M. LUNCH/WORK SESSION Pre-Council Chamber

A. Review of Cases on Today's Agenda

II. 1:30 P.M. PUBLIC HEARING Council Chamber

A. Approval of Minutes of July 16, 2014 Hearing 7-0-2

B. Translation Cases

**1. BAR-14-113 Francisco Jimenez
3145 Sappington Pl.**

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a carport that encroaches 4-feet 6-inches into a 5-foot side-yard setback, creating 6-inch side yard setback.

Motion to approve fails for lack of seven affirmative votes (0-9)



2. BAR-14-133

Enrique and Giselda Armendariz
832 Holden St

- a. Request a **VARIANCE** under the "A-5" One-Family District regulations to permit the continued use of a single family dwelling and accessory uses that cover approximately 56 percent of the lot where 50 percent is allowed, excessive by 6 percent.

Approved (9-0)

B. Continued Cases

3. BAR-14-104

Michael McManus
3817 Clayton Rd. West

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the reconstruction of a pool house increased to 17-feet in height, where 12-foot tall structures are allowed, and waiving the additional setback for accessory structures over 10 feet tall.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a pool house that encroaches 2-feet 6-inches into a 5-foot side yard setback, creating a 2-foot 6-inch setback.

Denied without prejudice (9-0-0)

4. BAR-14-108

David Bekutis by Alan Siggers
3605 Westcliff Rd. N

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a garage that encroaches 5-feet into a 5-foot side yard setback, creating 0-foot side yard setbacks.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a garage that encroaches 2-feet into a 5-foot rear yard setback, creating 3-foot rear yard setback.

Approved (9-0)

B. New Cases

5. BAR-14-112

M. Michele Miller by Josh's Custom Landscaping
1100 Bonnie Brae St.

- a. Request a **SPECIAL EXCEPTION** in an "A-7.5" One-Family District to permit the continued use of a 4-foot solid fence in the front yard.
- b. Request a **VARIANCE** in an "A-7.5" One Family District to permit the continued use of a solid fence 5 feet in height, excessive by 1 foot.
- c. Request a **VARIANCE** in an "A-7.5" One Family District to permit the continued use of a solid 9-foot gate in in the front yard.

Approved (8-1)

6. BAR-14-116

Angela B. Jaggears by Neva Hetfield
4649 Misty Ridge Dr.

- a. Request a **VARIANCE** under the "A-5" One-Family District regulations to permit the construction of a residence that encroaches 17-feet 6-inches into a 20 foot front yard setback creating a 2 foot 6 inch front-yard setback.

Not heard due to an agenda noticing error. Will be heard September 17, 2014.



7. BAR-14-117

Blain Wilbanks by Taylor Wilbanks

3921 Tanworth Rd.

- a. Request a **VARIANCE** in an "A-5" One-Family District to waive the requirement of 2 parking spaces behind the front building line

Approved (9-0)

8. BAR-14-118

Duff Maddox by V Fine Homes

3613 Hamilton Ave.

- a. Request a **VARIANCE** in an "A-5" One Family District to permit the construction of a porte cochere with a second story living space to encroach 2-feet into a 5-foot side-yard setback creating a 3-foot side-yard setback.

Approved (9-0)

9. BAR-14-119

Robert Abbriton by Alan Turner

4321 Ridgehaven Ct.

- a. Request a **VARIANCE** in an "A-43" One-Family District to permit the construction of a pool house structure that to encroach a 1-foot 6-inches into a 25 foot side yard setback.
- b. Request a **VARIANCE** in a "A-43" One-Family District to permit the construction of a pool house, pump house (accessory structure), and pool with a maximum encroachment of 20-feet into a 25-rear-yard setback creating a 5-foot rear-yard setback.
- c. Request a **SPECIAL EXCEPTION** in an "A-43" One-Family District to permit the continued construction of a 5-foot open-design fence in the front yard.

Continued to September 17, 2014 (9-0)

10. BAR-14-120

Karen Jones, by Donna Tucker, Gearheart Construction

3029 Alton Rd.

- a. Request a **VARIANCE** in an "A-5" One Family District to permit the construction of a porte cochere to encroach 5-feet into a 5-foot side yard setback creating a 0-foot side yard setback.

Approved (9-0)

11. BAR-14-122

Jim and Kami Schlossnagle by Jon Castor, Castor Vintage Homes

3728 Bellaire Dr. N.

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a carport with a second story habitable space to encroach 2-feet into a 5-foot rear yard setback creating a 3-foot rear yard setback.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a carport with a second story habitable space to encroach 4-feet into a 5-foot side yard setback creating a 1-foot side yard setback.

Approved (9-0)

12. BAR-14-123

Janet Bishop, Village Homes

1820 Belle Pl.

- a. Request a **VARIANCE** in an "A-5" One Family District to permit the construction of a new home to encroach 5 feet into a 10 foot side yard setback, creating a 5 foot side yard setback.

Continued to September 17th, 2014 (9-0)



13. BAR-14-124

George and Karyn Marlow by Robb Farmer
2448 Colonial Parkway

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a cabana structure that encroaches 3-feet into a 5-foot side-yard setback, creating a 2-0foot side-yard setback. 1'8"
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a covered outdoor kitchen to encroach 5-feet in to a 5-foot rear-yard setback, creating a 0-foot rear-yard setback. 6"
- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a covered patio structure of 12-feet to exceed the maximum accessory building height of 10-feet by 2-feet.

Denied without prejudice (7-2)

14. BAR-14-125

Cassco Development Company, Inc. by Paxton Motheral
5400 block of Arborlawn Dr.

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a screening fence without horizontal relief.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a screening fence for masonry columns to exceed the 10 feet on center spacing requirement.
- c. Request a **VARIANCE** in an "A-5" One-family District to permit the construction of a screening fence to consist of wrought iron and vegetative plantings in lieu of the required materials.

Approved "b" & "c" and denied "a" without prejudice (7-2)

15. BAR-14-126

Neal Nealy, III
2835 Fitzhugh Ave.

- a. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a driveway covering 100% of the front yard, where 50% coverage is allowed, excessive by 50%.
- b. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of accessory structures that exceed the 200 square foot maximum.
- c. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a secondary use without a primary use, where the primary use does not cross a platted property line.

Approved (8-1)

16. BAR-14-128

Ray Baldwin by James Schell
301 Rivercrest Dr.

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a carport to encroach 9 feet in a 30-foot front-yard setback, creating a 21-foot front-yard setback.

Approved (9-0)

17. BAR-14-129

Oceanak Holdings, LLC by Whitney Neal
1913 Carleton Ave.

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a 4-foot solid fence in the front yard.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a solid fence 6-feet in height, excessive by 2-feet in the front yard.

Approved (9-0)



18. BAR-14-131

Sylvia Illyes by Anderson Miller Interests, LLC

349 Coach House Cir.

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a residential dwelling to encroach 20 feet in a 40 foot front-yard setback, creating a 20 foot front-yard setback.

Approved (7-2)

III. ADJOURNMENT:

5:25pm

ASSISTANCE AT THE PUBLIC MEETINGS:

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA DURANTE LA REUNION PUBLICA:

El Edificio Municipal de la Ciudad de Fort Worth, City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan servicios de intérpretes o lectores/impresiones con letra grande que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad, llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión para que se hagan los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.